

Date: November 18, 2014

To: Thomas J. Bonfield, City Manager

Through: W. Bowman Ferguson, Deputy City Manager

From: Joel V. Reitzer, Jr., Director, General Services Department

Subject: Pulte Home Corporation land donation to the City of Durham of 3.66 acres located at 5503 Leesville Road and .384 acres, a portion of the parcel located at 5650 Leesville Road for Fire Station 17

Executive Summary

Pulte Home Corporation (Pulte), the developer of Del Webb Carolina Arbors, proffered a property for a new fire station as part of the project's zoning and annexation approved by City Council on June 18, 2012. General Services Department (GSD) and the Fire Department have worked with Pulte to identify and evaluate potential sites that fulfill the established criteria. Criteria include a location that provides adequate response to the fire district, and a site configuration that complies with operational requirements. GSD and the Fire Department have determined that the subject property (5503 Leesville Road) is an acceptable building site for new Fire Station 17, and the additional property offered at 5650 Leesville Road will provide sewer access to the gravity sewer Pulte proposes to construct within its Dell Webb community. Pulte has provided design of sewer extending from the property at 5650 Leesville Road, adjacent to Pulte's development to the Fire Station site at 5503 Leesville Road. The acceptance of the two proposed sites will satisfy a committed element of Pulte's development plan requiring donation of a four acre minimum site for a future fire station to the City of Durham. The total property to be conveyed is 4.044 acres.

Recommendation

The General Services Department recommends that City Council:

Accept the land donation from Pulte Home Corporation of 3.66 acres of property located at 5503 Leesville Road (Parcel ID 215423), Durham, NC in fee simple, and accept the additional land donation from Pulte Home Corporation of .384 acres of property located at 5650 Leesville Road (Parcel ID 193273) Durham, NC in fee simple.

Background

Del Webb Carolina Arbors (Del Webb) is a 450 acre residential development located on the south side of Leesville Road, east of Doc Nichols Road and north and west of Andrews Chapel Road. The initial zoning for Del Webb was approved by City Council August 1, 2011 immediately following approval of the associated annexation request. During Staff review of

the annexation request, the Fire Department identified the necessity of an additional fire station. The area is not currently served for initial Fire Department response or a fully effective response force within established City of Durham response standards. Other large developments impacting fire response in this area include existing Brightleaf subdivision, and other proposed subdivisions such as Sierra, the Townes at Brier Creek, and the Corners at Brier Creek. The Fire Department identified the northwest corner of Leesville Road and Doc Nichols Road as the ideal location to meet the standard of response for the new Fire Station 17. On June 18, 2012, City Council approved the Del Webb Zoning Map Change with committed element as follows:

“The developer shall provide a site for a future fire station to the City of Durham, at no cost to the City of Durham and subject to the approval by the City, prior to issuance of the 50th Certificate of Occupancy. The site shall be a minimum of 4 acres and may be located external to the subject tract. The developer will be required to provide to the Durham City-County Planning Department a quarterly certification, by the first day of the month of each quarter, concerning the number of certificates of compliance/occupancy (COS) issued to verify the build out threshold.”

GSD and the Fire Department distributed a criteria list to Pulte to assist in identifying a site that would meet the approval of the City, and thereby satisfy Pulte's committed element. The criteria included property of 3 to 4 acres, maximum grade of property of 3% to 4%, adequate drainage and acreage for stormwater measures, existing zoning and permitted use, adequate driveway access and egress for fire trucks, traffic visibility, and response routes located close to major roads for quick response to the district. Other important Site Criteria included subsurface soil properties, utilities, watershed, and stream buffers.

In February 2013, Pulte brought four sites to the City for consideration. These sites were eliminated because they were out of range from the intersection of Doc Nichols Road and Leesville Road, and did not meet the Fire Department's response time standards for the district.

In June 2013, Pulte brought two new sites for consideration. One site was eliminated due to site configuration constraints and inability to meet operational requirements. The other site, 5503 Leesville Road, was selected for final evaluation. GSD organized an intradepartmental team with City/County Planning Department, Public Works, Transportation, and Stormwater Services to further review the viability of this site. In addition, the Fire Station 9 design team reviewed the proposed site for suitability. As the property at 5503 Leesville does not fully meet the 4 acre minimum required for Pulte's donation, .384 acres of additional property has been identified at 5650 Leesville Road. The additional property will be used as a point to connect the fire station to a gravity sewer Pulte proposes to construct within their development. Pulte has provided title commitment, site layouts, a Phase One environmental site assessment, boundary survey, wetland/stream delineation, and subdivision plat as part of the real estate due diligence information.

Fire Station 17 will utilize the new City of Durham prototype which is an 8,908 square foot, single story, 3-bay building. The station will include separate accommodations for eight firefighters per shift, fitness room, captain's offices, dining room, kitchen, covered portico/patio, and other support facilities.

Issues/Analysis

As part of the design process for the new Fire Station 17 project, a minor special use permit will be required, as the property is currently zoned residential. The proposed property is located in the County and will require annexation. As is the case with all of the properties in the ideal target area, sewer services do not exist and will be required to be extended to the subject site. Extension to gravity sewer is feasible from the Del Webb or Sierra developments, and may require land easements. Pulte has provided design services for the sewer line extension to the Fire Station 17 site. This effectuates gravity sewer connectivity from its development to Fire Station 17, which is a financial benefit to the City.

The Fire Department, in conjunction with the Bethesda Volunteer Fire Station, will continue to provide fire support service to the area, pending construction of the new Fire Station 17.

Alternatives

An alternative is to not accept the proposed land donation. Staff recommends against this alternative. The proposed land donation meets the necessary selection criteria, satisfies operational project requirements and is currently funded for design.

Financial Impacts

There are no financial impacts of the land donation itself. Pulte will be responsible for all title and closing costs.

SDBE Summary

This item relates to a donation of land and was not reviewed by the Department of Equal Opportunity/Equity Assurance for compliance with the Ordinance to Promote Equal Business Opportunities in City Contracting.

Attachments: Plat of 3.66 and .384 Acre Properties, Location Map